



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

October 9, 1978

Present: Zielinski, Kulmala, Hannaford, Sauer, Raftery  
Young, Chaput

The Minutes of the September 25, 1978 meeting were amended to reflect that the plan for the Wahlen land on Rutland Street had been presented by Mr. Carpenter on behalf of Charles Spidle. The Minutes were accepted as amended.

It was reported that the attorney for Walter Smith had requested review by the Board of its June 26 and July 10 Minutes regarding Mr. Smith's land behind Virginia Farme. Discussion of this will take place at the October 23 meeting.

Hal Sauer reported on the DPW public hearing sponsored by the Selectmen and Building Committee which was attended by representatives of the Planning Board and Historic Commission. He left the meeting with the feeling that the fire station probably will not be part of the plan recommended at Town Meeting. Kay Kulmala pointed out that it would depend on the bids--that if it is clearly more economical to plan for the fire station at this time, it may be recommended.

It was pointed out that the official approval of the Riverloft driveway permit is due October 10. The Board was reminded that the Public Hearing for the Spidle driveway permit application would be held on November 13 and that a Public Hearing on the Flood Insurance Rate Study would take place at 7:30 p.m. at the next meeting, October 23. A decision on the Talbot driveway permit will have to be made at the October 23 meeting.

At 8:30 the Public Hearing on the application of Arthur Charbonneau for a shared private driveway permit for land on South Street was called to order. Chairman Zielinski read Section 5H of the Zoning Bylaws and the Instructions to the Petitioner contained in the rules for driveway permit applications.

Charbonneau showed a plan having a common driveway serving the six porkchop lots A through F. He also showed a plan demonstrating how the same parcel might be developed under the Subdivision Control Law and having 16 lots served by a town-approved road and a third plan showing how the parcel would look if Lots A-F were each served by an individual private driveway located only on the lot it served.

Charbonneau reported that the shared driveway would be 1800 feet long and 18 to 20 feet wide. There was also a planned green belt walking pathway over the utility easement. He explained the location of the driveway egress (at the top of the rise) had been chosen as the safest placement. He suggested that any members of the Board who could walk the land would see that the driveway placement was the most appropriate for safety and as regards the wetlands.

Charbonneau's counsel passed out a Declaration of Easements and Restrictions which is to serve as the covenant for driveway maintenance. He explained that no association has been set up and that when Charbonneau no longer owns any of the parcels to be served by the driveway, it will be up to the land owners to arrange for this.

Tom Raftery stated he had no problems with the lack of a formal association, but stressed that there be a clear statement of responsibilities and obligations on each and every lot owner.

Several townspeople and abutters expressed their feelings about the proposed plan. Mr. Leask would feel more comfortable by having the driveway an accepted town road which received town maintenance. Mr. Gilbert primarily addressed the problem of drainage and his belief that the owners of the lots would have no incentive for maintaining culverts, especially if their lots were not impacted. Mr. Benfield stated he preferred the lower density that this plan would permit. The safety of access on South Street was voiced and it was pointed out that the one shared access was preferable to six individual driveways all accessing on South Street. Ms. Collins asked when the perk tests were taken, high water table being in question. Charbonneau reported that all the high water tests were not completed since they can be taken only during a few months each year, but that all parcels had perked appropriately. He pointed out that the plan will have to receive the approval of the Conservation Commission.

Further consideration was given to wording in the covenant and modifications suggested. The revised covenant will be left at Town Offices on October 10 for review by members of the Board. The hearing ended at 10:15.

The draft for the final form of Procedural Rules for Driveway Permits was discussed with further modifications made.

Meeting adjourned at 11:30.

Respectfully submitted,

Meredith DeLong  
Secretary to the Board